

MEDICI ARCHITECTS

Architecture  
Programming  
Accessible Design  
Interior Design

11661 SE 1ST ST., STE 200  
Bellevue, Washington 98005  
Tel: (425) 453-9298  
Fax: (425) 452-8448

REGISTRATION:

REVISIONS:	DATE:
1.	
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

13040 NE 95TH LLA

JOB ADDRESS:

13040 NE 95TH ST  
KIRKLAND, WA 98033  
PARCEL # 388810-0175  
PARCEL # 388810-0177

DRAWING NAME:

SCHEME 01

ISSUE: DATE:

Drawn By: SDT  
Checked By: EB  
Owner Approval:

PHASE:

SITE DIAGRAM

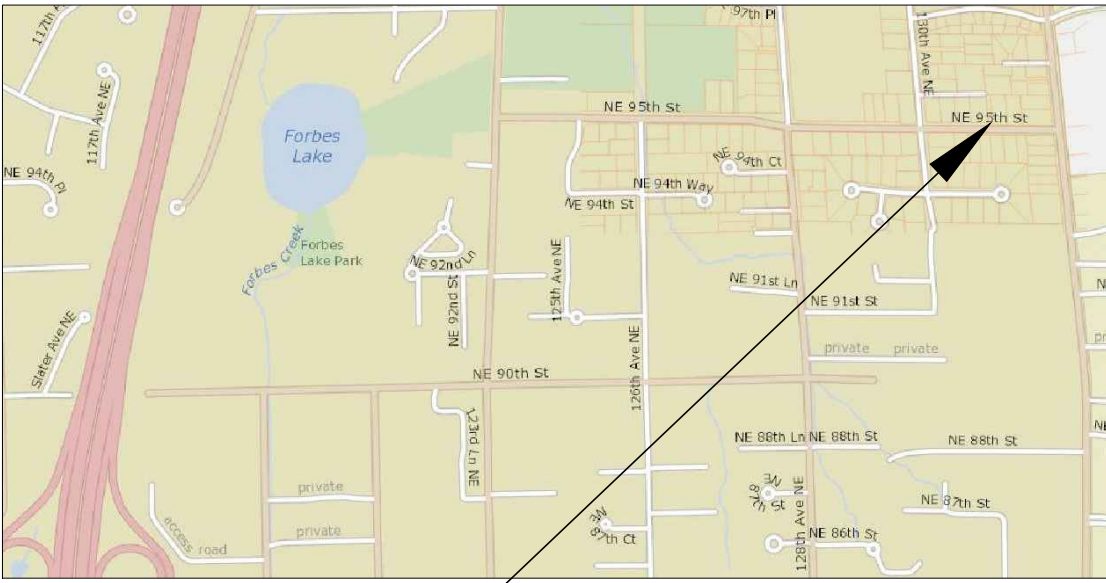
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PROJECT No.: 2015110

DATE: 10-21-15

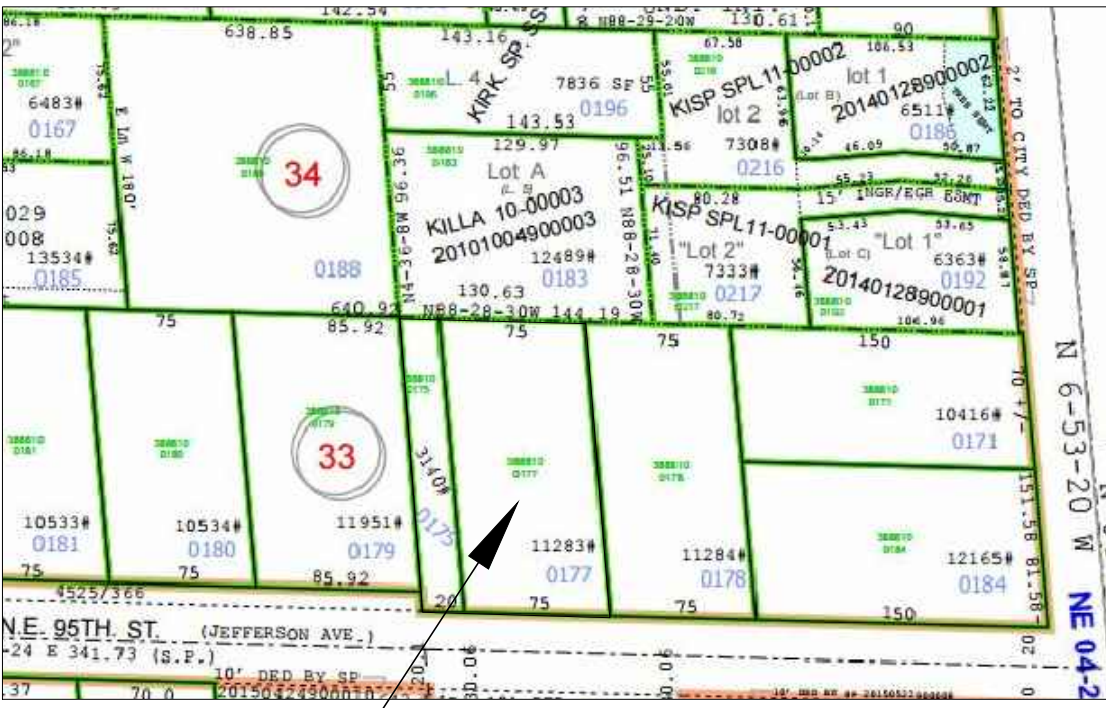
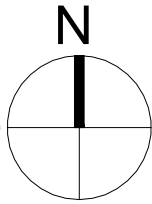
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SCALE: 1" = 1'



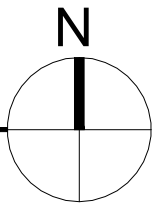
PROJECT LOCATION

VICINITY MAP  
NTS



PARCEL LOCATION

QTR SCT MAP  
NTS



PROJECT INFORMATION

DESCRIPTION: DEMOLISH EXISTING SFR, PURSUE LLA OR SHORT PLAT AND BUILD (2) TWO NEW SINGLE FAMILY HOMES. IF ROW DEDICATION IS REQUIRED, WE PROPOSE TO REDUCE THE DEDICATION TO 5', AND GRANT A 5' EASEMENT TO THE CITY.

PARCEL # 388810-0175  
PARCEL # 388810-0177

COMBINED LAND AREA PER SURVEY: 14,296 SF

ZONE: RSX 7.2  
MIN. LOT SIZE 7,200 SF

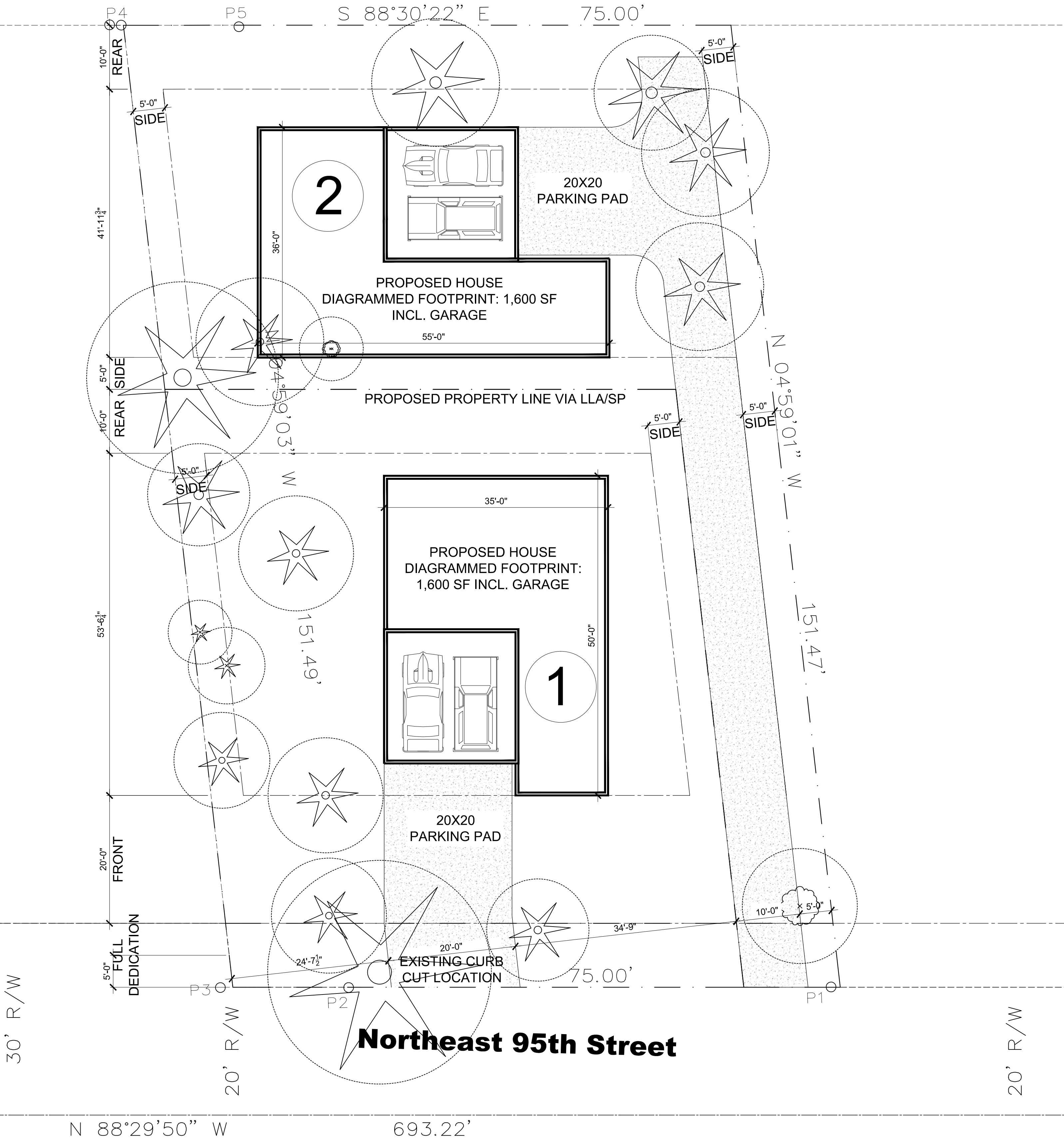
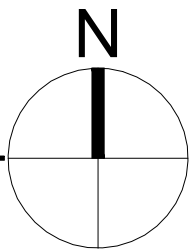
**SHOULD FULL 10' DEDICATION BE REQUIRED,** TOTAL COMBINED LOT AREA WOULD EQUAL 13,347 SF; A 14.6% SHORTAGE CREATING (2) 6,673.5 SF LOTS. **SHOULD 5' DEDICATION, 5' EASEMENT BE ALLOWED,** TOTAL COMBINED LOT AREA WOULD EQUAL 13,821 SF, AN 8% SHORTAGE CREATING (2) 6,910.5 SF LOTS.

MAX LOT COVERAGE: 50%  
MAX FAR: 50%, PROVIDED IF THE PROPERTY IS SMALLER THAN REQUIRED BY 10-15% A COVENANT LIMITS FAR TO AT LEAST 10% LESS THAN REQUIRED PER 22.28.030 (C).

MAX HEIGHT: 30' ABOVE ABE

SITE PLAN

SCALE 1" = 10'-0"



Northeast 95th Street

N 88°29'50" W 693.22'

30' R/W

20' R/W

20' R/W



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DRAWING NAME:

SCHEME 02

ISSUE: DATE:

Drawn By: SDT  
Checked By: EB  
Owner Approval:

PHASE:

SITE DIAGRAM

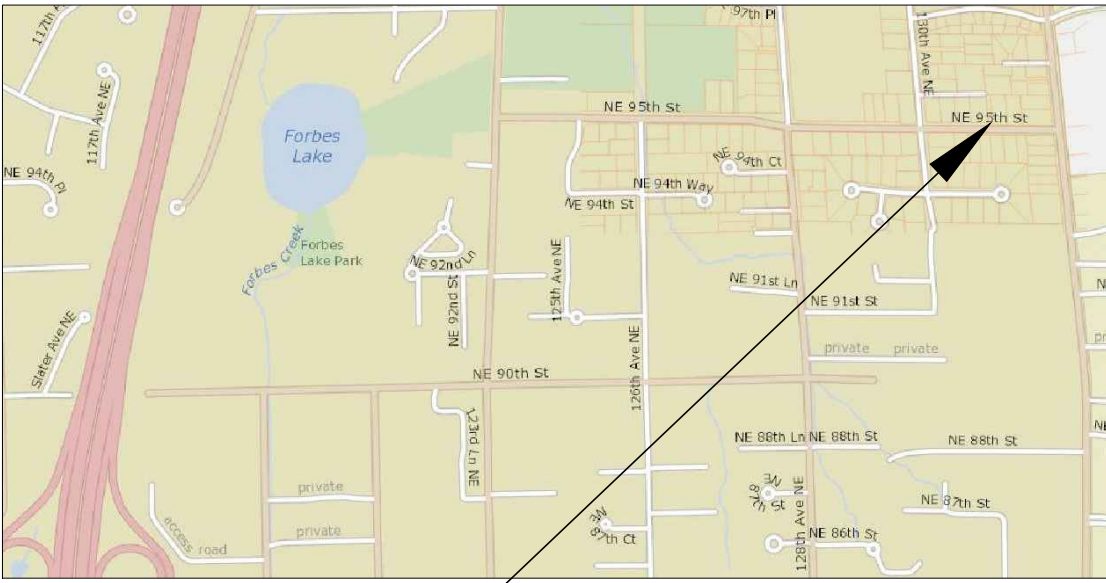
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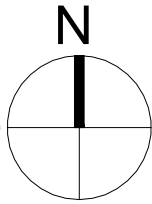
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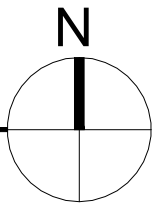
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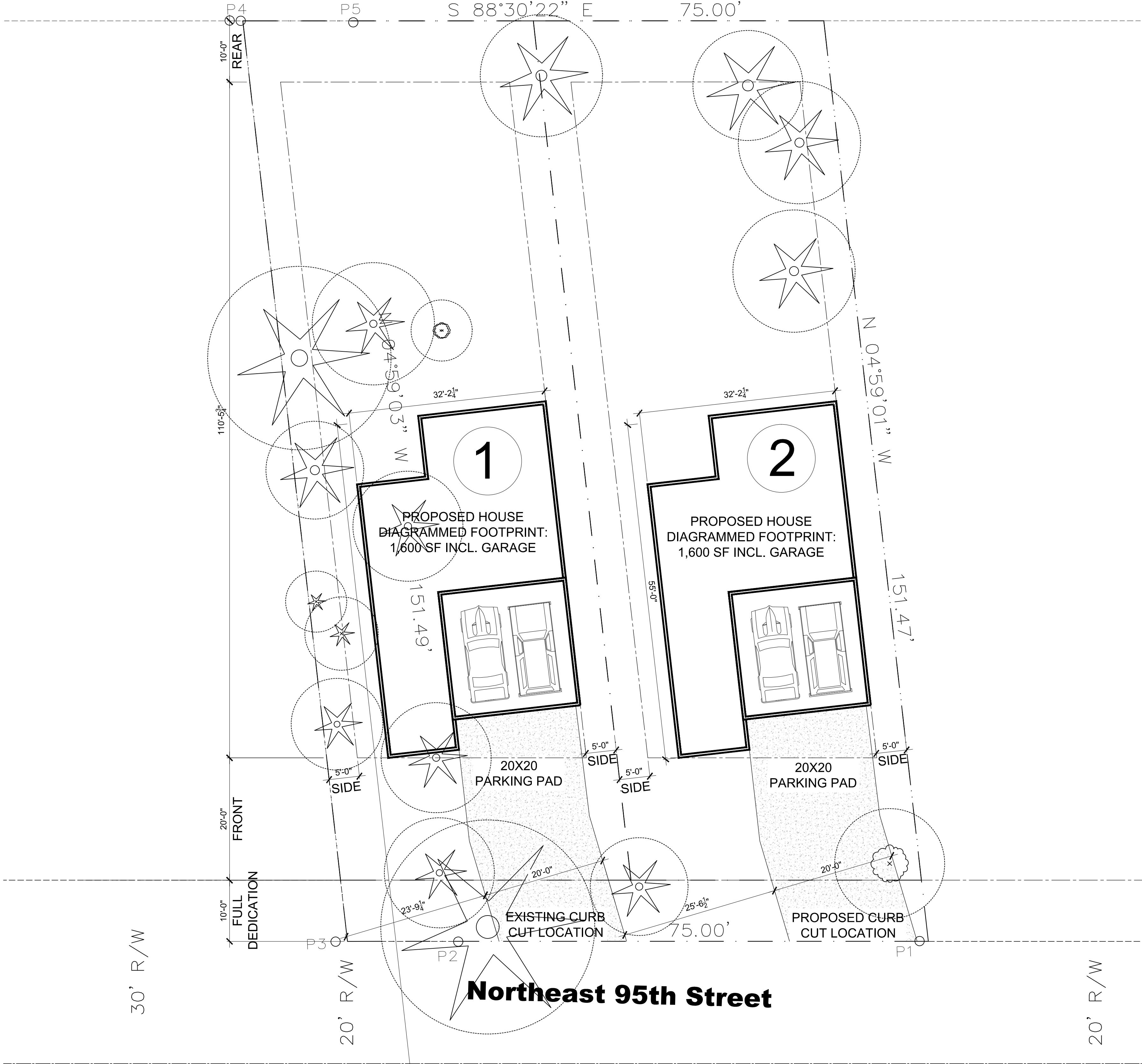
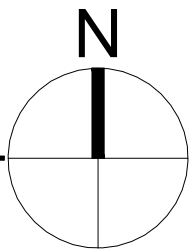
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SITE PLAN

SCALE 1" = 10'-0"



Northeast 95th Street